



City of Flagstaff

February 10, 2014

Mr. Eric Wolverton
Habitat for Humanity of Northern Arizona
2016 N. 4th Street
Flagstaff, AZ 86004

RE: Project Approval (DEV 13-049)

Dear Mr. Wolverton:

As of the date of this correspondence, the City of Flagstaff, Development Review Staff has approved Project No. DEV 13-049 for the new 1,196 square foot single family dwelling which is to be constructed by Habitat for Humanity of Northern Arizona on property owned by the City of Flagstaff, located at 300 S. Verde Street, Coconino County Assessor's Parcel Numbers 104-01-102 and 104-01-046B. The approved project is subject to the attached Conditions of Approval.

Development of the project shall substantially conform to the approved plans as follows:

- Site Plan prepared by Karl Gunther Eberhard Architect, dated December 2013.
- Building Elevation Plan(s) prepared by Karl Gunther Eberhard Architect, dated December 2013.
- Building Floor Plan(s) prepared by Karl Gunther Eberhard Architect, dated December 2013.

We look forward to working with you and your development team through the construction and completion of the approved project. Please feel free to contact me should you have any questions.

Sincerely,

Tiffany Antol, Planning Development Manager
City of Flagstaff, Current Planning Section
P. 928-213-2608
F. 928-213-2609
tantol@flagstaffaz.gov

Attachment: Conditions of Approval

Conditions of Approval

1. If the existing 4" Austrian Pine located at the front of the proposed residence cannot be saved, it will need to be replaced with 2 new trees, 4 shrubs and 4 ground covers in compliance with Section 10-50.60.050.B of the Zoning Code. A plan for this landscaping must be submitted and approved prior to installation.
2. The lot combination/split form must be executed and recorded prior to issuance of a building permit.
3. A land lease with the City of Flagstaff must be executed prior to issuance of a building permit.